

## ATTACHMENT 2

March 13, 2002

Fauquier County Department of Community Development  
Office of Planning  
Third Floor Court and Office Building  
40 Culpepper Street  
Warrenton, Virginia 20186

RE: STATEMENT OF JUSTIFICATION  
Boxall/Iverson Trust Submission  
PIN # 6012 20 7910

To Whom It May Concern:

The two families, as co-owners of the above referenced parcel, submit this letter as a Statement of Justification in connection with the proposed Special Exception.

The application requests the division of 50.666 acres into two parcels, measuring approximately 28 and 22 acres respectively. The property was purchased by Randall C. Boxall, Kathleen E. Boxall, and Mark W. Olson, as Trustee for Iverson Trust, in March of 1998. Since that time, the property has been utilized as two separate lots by the owners and acknowledged as such by the adjacent home owners' association. The attached letter dated March 30, 1998, from Fauquier County's Chief of Planning, Randy Hodgson, indicates the Subdivision Potential for the property. This Potential was confirmed in the attached letter from Fauquier County's Senior Planner, Doug Morgan, dated March 1, 2002. It is our desire to reduce the open space requirement to allow a more equitable division of the property into two separate parcels in lieu of the three potential lots which are referenced in Mr. Hodgson and Mr. Morgan's letters. Please be advised that the two proposed parcels individually measure more than twice the acreage of any of the 25 lots located within the adjacent Home Owners' Association, Hazengrov Lot Owners Association. As co-owners, we voluntarily contribute annual dues to the association and are assessed as two separate lots.

We are confident that our surveyors have preserved every natural resource located on the property in consideration of the proposed division. Further, we understand and concur that, due to the reduction in open space requirements, deed restrictions may be imposed on further subdivisions of the two parcels.

Please be advised that approval was granted by VDOT in 1998 for the existing home on the proposed 28 acre parcel. Attached please find a copy of VDOT's permit # 746-06657. In connection with this Special Exception, we hereby request a Waiver to Section 3.2 (A) (6) of Subdivision Ordinance to allow for the approval of this division over 1,000 feet from a state maintained road. It is also our understanding that the existing road, known as Route 725, Tuckers Lane, is in the final process of being dedicated for State maintenance which would bring the property within the 1,000 foot requirement.

Thank you for your consideration of the foregoing. Should you have any questions or concerns, please do not hesitate to contact me at 703.830.1264.

Sincerely,

  
Kathleen E. Boxall

  
Randall C. Boxall

  
Mark W. Olson

March 13, 2002

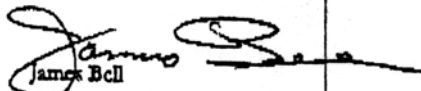
Fauquier County Department of Community Development  
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Warrenton, VA 20186

RE: Special Exception Request  
TM12 Parcel 4A PIN#6012-20-7910

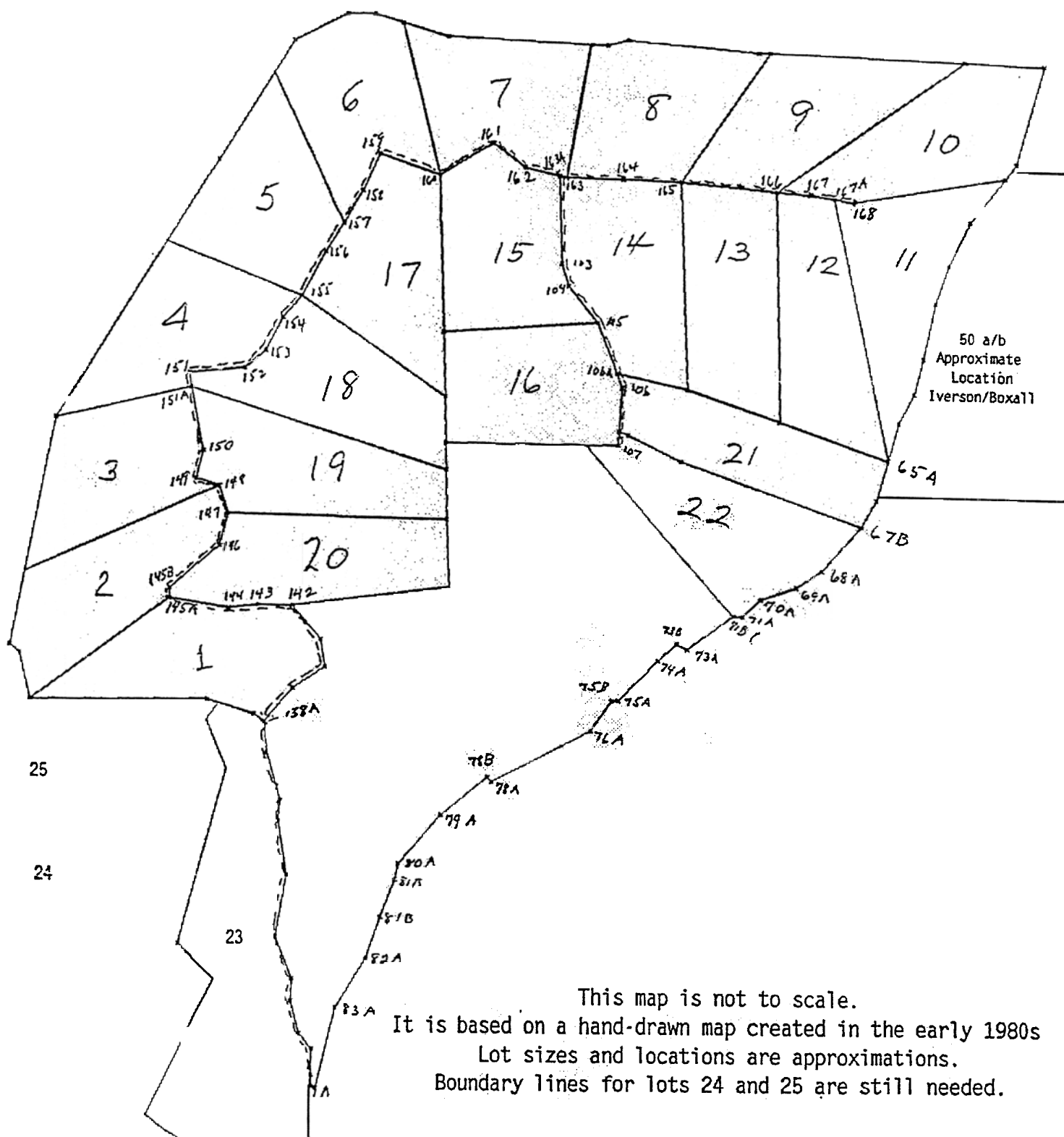
To Whom It May Concern:

Please be advised that I am a neighboring property of the above referenced parcel. It is my understanding that the owners of the above reference property, Randall C. Boxall, Kathleen R. Boxall, et al, will be submitting a Special Exception and a subsequent Administrative Subdivision to Fauquier County which will request that their 50.666 acre parcel be split into two parcels measuring approximately 22 and 28 acres respectively. Please be advised that I have no objection to this proposed subdivision.

Sincerely,

 3/13/02  
James Bell

Owner, Lot 21 (see attached diagram)



March 8, 2002

Fauquier County Department of Community Development  
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Third Floor Court and Office Building  
40 Culpepper Street  
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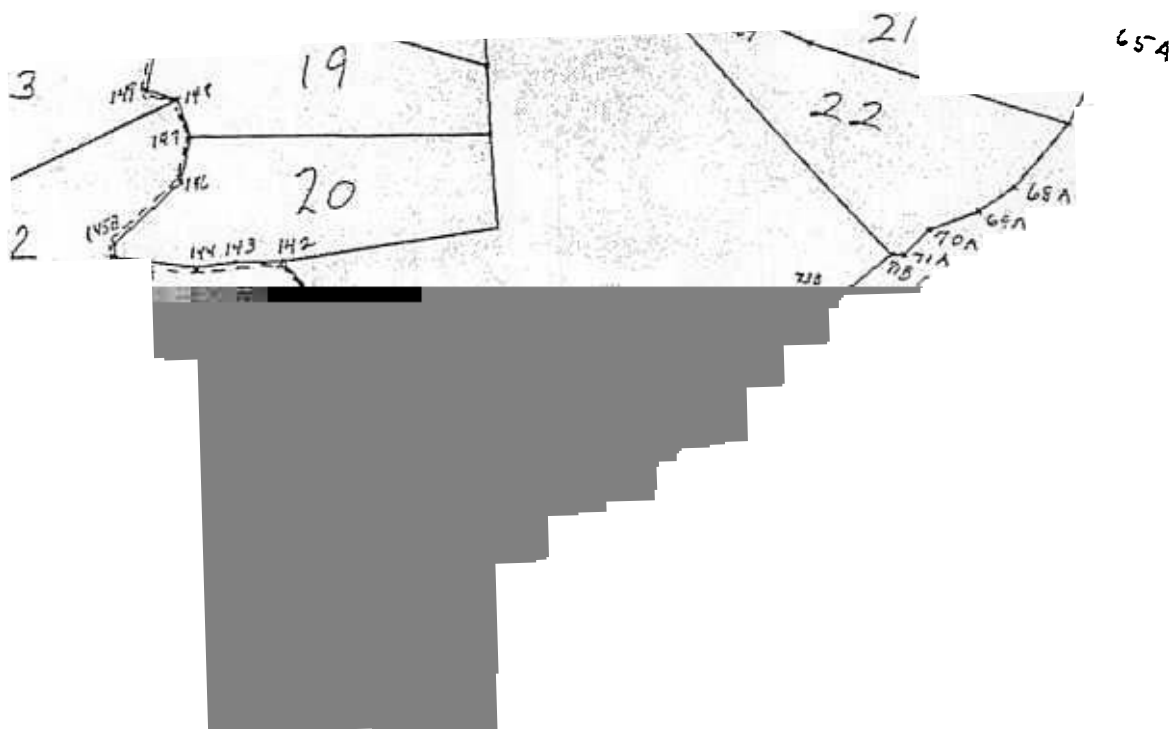
  
John Sborz

  
Tina Sborz

Owners, Lot 10 (see attached diagram)

6 8 9 10  
 5 17 15 14 13 12 11  
 18 16

50 a/b  
 Approximate  
 Location  
 Iverson/Boxall



This map is not to scale.

It is based on a hand-drawn map created in the early 1980s.

Lot sizes and locations are approximations.

Boundary lines for lots 24 and 25 are still needed.

NA

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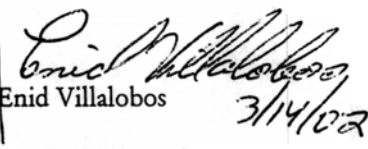
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Sincerely,

  
John Villalobos

  
Enid Villalobos

3/14/02

Owners, Lot 11 & 12 (see attached diagram)

